



**TOWN OF ASHLAND CITY**  
**Board of Zoning and Appeals**  
**February 02, 2026 5:30 PM**  
**Agenda**

**Chairman:** Michael Smith

**Board Members:** Sandra Braden, Rick Johnson, Garrett Mayberry, Keith Sturges

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

1. 01/05/2026 BZA Meeting Minutes

**PUBLIC FORUM**

**2. Procedure for Speaking Before the Board**

- \* Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- \* Each speaker will be allowed 4 minutes.
- \* Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- \* Each speaker should state the following:
  - his/her name
  - whether they are an Ashland City resident and/or property owner
- \* No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- \* All remarks shall be directed to the Council/Board as a body only.
- \* No person shall be allowed to disrupt or interfere with the procedures.
- \* Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- \* Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- \* No one shall make open comments during the meeting.

**NEW BUSINESS**

3. Variance Request: Parcel 055F A 003.00

**OTHER**

**ADJOURNMENT**

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*Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.*



**TOWN OF ASHLAND CITY**  
**Board of Zoning and Appeals**  
**January 05, 2026 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Chairman Michael Smith called the meeting to order at 5:30 p.m.

**ROLL CALL**

**PRESENT**

Chairman Michael Smith  
Committee Member Sandra Braden  
Committee Member Richard Johnson  
Committee Member Garrett Mayberry  
Committee Member Keith Sturges

**APPROVAL OF AGENDA**

A motion was made by Committee Member Braden, Seconded by Committee Member Johnson, to approve the agenda. All approved by voice vote. **Motion Passes.**

**APPROVAL OF MINUTES**

1. 10.06.25 BZA Meeting Minutes

A motion was made by Committee Member Mayberry, Seconded by Committee Member Sturges, to approve the meeting minutes. All approved by voice vote. **Motion Passes.**

**PUBLIC FORUM**

2. Mayor Greer made an announcement about reappointing BZA members at Council.

**ELECTION OF OFFICERS**

3. Chair, Vice-Chair, Secretary

A motion was made by Committee Member Mayberry, Seconded by Committee Member Sturges, to open the floor for nominations.

Committee Member Mayberry nominated Committee Member Smith for Chair. No other nominations were made. Committee Member Sturges seconded the motion. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion Passes.**

Committee Member Sturges nominated Committee Member Mayberry for Vice-Chair. No other nominations were made. Committee Member Braden seconded the motion. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion Passes.**

Committee Member Mayberry nominated Alicia Martin for Secretary. No other nominations were made. Committee Member Sturges seconded the motion. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion Passes.**

The floor was closed for nominations.

**UNFINISHED BUSINESS**

4. Variance Request: 105 Fairview Circle

Mr. Matt West spoke on behalf of his dad, Don West, regarding the 105 Fairview Circle variance request. Mr. Clark gave his recommendation. A motion was made by Committee Member Mayberry, Seconded by Committee Member Johnson, to deny the variance and require the kitchen sink to be removed. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges.

**Motion to deny passes.**

**NEW BUSINESS**

5. Variance Request: 201 N Main St - This item was pulled from the agenda.
6. 2026 Meeting Calendar

A motion was made by Committee Member Sturges, Seconded by Committee Member Braden, to approve the 2026 Meeting Calendar for BZA with an amendment to change September 8, 2026, to September 14, 2026. All approved by voice vote. **Motion Passes.**

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Johnson, Seconded by Committee Member Sturges, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:46 p.m. **Motion passes.**

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CHAIRMAN MICHAEL SMITH

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SECRETARY ALICIA MARTIN, CMFO



## Town of Ashland City Building & Codes Department

405 N Main Street Ashland City TN 37015  
(615) 792-6455

### Application for Board of Zoning Appeals

Appellant: Gary Binkley

Address: Po Box 460 AC, TN 37015

Owner: Gary Binkley

Address: Po Box 460 AC, TN 37015

Location of Property: 5 Main Street; Parcel ID: 011055FA00300

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

**Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code.** Decision of the building inspector to be appealed:

**Section 2: Application for a variance as provided by the zoning ordinance.** The zoning provision from which a variance is requested:

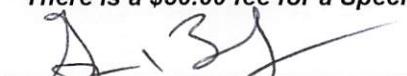
Peculiar or unusual conditions which justify the variance requested: I have ~~never~~ Allowed people for temporary Storage on this lot for 20 years,

**\*\*There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

**Section 3: Application for a use on Appeal (Special Exception)** The zoning provision which allows a use on appeal to be considered:

The type, description, and size of the use to be considered:

**\*\*There is a \$50.00 fee for a Special Exception variance**

  
Appellant

12/8/25  
Date

Email completed application to: [amartin@ashlandcitytn.gov](mailto:amartin@ashlandcitytn.gov) —